

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

May 7, 2015



FP14-21: Proposed Final Plat of Coulter North Addition

SIZE AND LOCATION: 0.3743 acres of land out of John Austin League, A-2, adjoining the southeast side of North Coulter Drive between Park and Ettle Streets

EXISTING LAND USE: two single-family residential homes

ZONING: Residential District – 5000 (RD-5)

PROPERTY OWNER(S): Brent H. and Kristina Hairston

AGENT(S): ATM Surveying, Adam Wallace, RPLS

STAFF CONTACT: Randy Haynes, Senior Planner



PROPOSED SUBDIVISION:

This proposed final plat creates two lots intended for single-family residential use. Both lots have been developed with a single-family residence each for approximately the last 45 to 55 years. The lots are 0.122 and 0.22 acres in size, respectively, and front North Coulter Drive, classified as major collector street on Bryan's Thoroughfare Plan.

Due to North Coulter Drive's classification as a major collector street, a note on the final plat informs future developers/property owners that any driveway access must be shared between the two lots and employ a layout that will provide adequate on-site maneuvering space in order that vehicles leaving the property will not have to back into North Coulter Drive.

As part of the platting process the property owners have dedicated ten feet of public right-of-way for North Coulter Drive. As a result, a portion of the existing carport in front of the residence on proposed Lot 1 will encroach into the newly-dedicated right-of-way for North Coulter Drive. The adjacent residential structure on proposed Lot 2 will encroach in the minimum 25-foot front building setback generally required on lots in RD-5 zoning districts. Since these conditions are created due to the right-of-way dedication, the structures will be considered legally non-conforming structures and may continue to encroach until they are removed or destroyed. No additional construction will be allowed within the newly dedicated 0.032-acre right-of-way area or the minimum front building setback area.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.